043.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	881,200 / 881,200
					USE VALUE:	881,200 / 881,200
					ASSESSED:	881,200 / 881,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119	-121	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEARSON MICHAEL /JOYCE A
Owner 2:	
Owner 3:	
Street 1:	9 WAVENEY ROAD
Street 2:	
Twn/City:	FRAMINGHAM
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01701 Type:

PREVIOUS OWNER

Owner 1:	PEARSON MICHAEL W -
Owner 2:	-
Street 1:	9 WAVENEY ROAD
Twn/City:	FRAMINGHAM
St/Prov:	MA Cntry:
Postal:	01701

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2190 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4785.000	426,800	3,600	450,800	881,200
Total Card	0.110	426,800	3,600	450,800	881,200
Total Parcel	0.110	426,800	3,600	450,800	881,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.37 /Parcel: 402.37

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 043.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	426,800	3600	4,785.	450,800	881,200		Year end	12/23/2021
2021	104	FV	407,600	3600	4,785.	450,800	862,000		Year End Roll	12/10/2020
2020	104	FV	407,800	3600	4,785.	450,800	862,200	862,200	Year End Roll	12/18/2019
2019	104	FV	317,900	3600	4,785.	479,000	800,500	800,500	Year End Roll	1/3/2019
2018	104	FV	317,900	3600	4,785.	349,400	670,900	670,900	Year End Roll	12/20/2017
2017	104	FV	298,400	3600	4,785.	304,300	606,300	606,300	Year End Roll	1/3/2017
2016	104	FV	298,400	3600	4,785.	259,200	561,200	561,200	Year End	1/4/2016
2015	104	FV	266,300	3600	4,785.	253,600	523,500	523,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3694

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEARSON MICHAEL	32364-385		2/14/2001	Family		No	No		
PEARSON WARREN/	29778-461		2/9/1999	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	189	PATRIOT
2/15/2000	Meas/Inspect	197	PATRIOT
8/16/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4785		Sq. Ft.	Site		0	80.	1.18	1									450,839						450,800	

Patriot Properties Inc.

User Acct 30629

GIS Ref

GIS Ref

Insp Date 04/18/18

!3694!

USER DEFINED

Prior Id # 1:	30629
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/29/21	23:28:19

LAST REV

Date	Time
05/03/18	11:57:39
ekelly	

Total AC/HA:	0.10985	Total SF/SM:	4785	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	450,839	Spl Credit		Total:	450,800													

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12945199
Const Adj.:	0.98000199
Adj $ / SQ:	199.236
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	618559
Depreciation:	191753
Depreciated Total:	426806

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

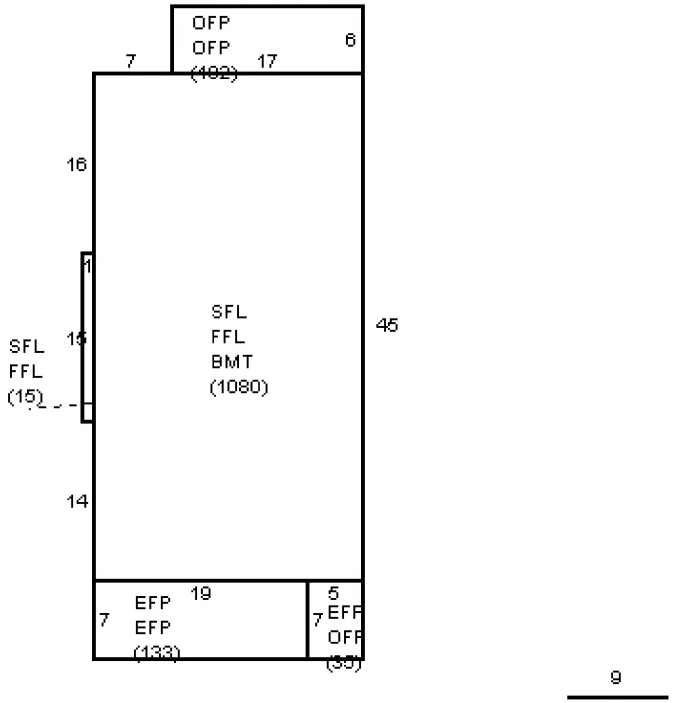
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	199.24
Special Features:	0	Val/Su Net:	112.02
Final Total:	426800	Val/Su SzAd	194.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,095	199.240	218,163
SFL	Second Floor	1,095	199.240	218,163
BMT	Basement	1,080	59.770	64,552
EFP	Enclos Porch	301	35.540	10,699
OFP	Open Porch	239	22.940	5,482

Net Sketched Area:	3,810	Total:	517,059
Size Ad	2190	Gross Area	3810	FinArea	2190
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

043.0-0006-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	F	FR	1930	19.75	T	50	104			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600